

1/21/09

**General Residence (R-G), Commercial (COM), Village Center Business (B-VC),
& Proposed Neighborhood Business (B-N) Districts**
Comparison of Zoning Regulations **DRAFT**

Key: Y = Yes (allowed by right)
 N = No (not permitted)
 SPR = Site Plan Review approval by the Planning Board
 SP = Special Permit by Zoning Board of Appeals
 () = Permit requirement in the Aquifer Recharge Protection (ARP) District

<u>Use Category</u>	<u>Current</u> ↓ <u>R-G</u>	<u>Current</u> ↓ <u>COM</u>	<u>Current</u> ↓ <u>B-VC</u>	<u>Proposed</u> ↓ <u>B-N</u>
3.31 EXTENSIVE USES				
3.310 Forestry	Y	Y	Y	Y
3.311 Orchard, nursery	Y	Y	Y	Y
3.312 Farm stand				
Class I	SPR	SPR	SPR	SPR
Class II	SP	SPR	SPR	SPR
3.313 Commercial poultry/livestock	N	N	N	N
3.314 Private conservation/preserve	Y	Y	Y	Y
3.315 Outdoor recreation (commercial)	N	SP	SP	N
3.316 Impoundment or pond	SP	SP	SP	SP
3.317 Commercial greenhouse	N	SP	SP	N
3.32 RESIDENTIAL USES				
3.320 Single family house	Y	N	N	N
3.321 Duplex	SP	N	N	SPR
3.322 Town House	SP	N	SP	SP
3.323 Apartments	SP	N	SP	SP
3.324 Subdividable/Converted dwellings				
3.3240 Subdividable dwelling	SP	N	SP	SP
3.3241 Converted dwelling	SP	N	SP	SP
3.325 Mixed res./comm. use	N	SPR	SPR	SPR*
3.326 Fraternity/sorority	N	N	N	N
3.327 Overnight Lodging				
3.3270 Hotel/motel	N	SP	SP	SP*
3.3271 Inn	N	SP	SP	SPR
3.3272 Hostel	SP	SPR	SP	SPR
3.328 Congregate housing	SP	SP	SP	SP
3.329 Lodging/boarding house	N	SP	SP	SP
3.33 INSTITUTIONAL USES				
3.330 Non-profit educational	SPR	SPR	SPR	SPR
3.331 Kindergarten/day care	SPR	SPR	SPR	SPR

* Special standards & conditions could apply.

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3.332 For-profit educational	SPR	SPR	SPR	SPR
3.333 Church/house of worship	SPR	SPR	SPR	SPR
3.334 Non-profit library/museum	SPR	SPR	SPR	SPR
3.335 Public park/playground	SPR	SPR	SPR	SPR
3.336 Medical/residential facilities				
3.3360 For-profit	SP	N	SP	SP
3.3361 Charitable/non-profit	SPR	SPR	SPR	SPR
3.337 Cemetery	N	N	N	N
3.338 Private lodge or club	SP	N	SPR	SP*
3.339 Univ./college service building	SPR	SPR	SPR	SPR
3.34 GOVT./PUBLIC USES				
3.340 Utility uses				
3.3400 Energy facility	SP	SPR	SP	SP
3.3401 Communication	SP	SPR	SPR	SP
3.3402 Wireless facility	SP	SP	SP	SP
3.3403 Transportation facility/depot	SP	SPR	SP	SP*
3.341 Airport/heliport	N	SPR	N	N
3.342 Govt. admin., fire, police	SPR	SPR	SPR	SPR
3.343 Water or sewer facility	SPR	SPR	SPR	SPR
3.344 Other govt. use not specified	SP	SPR	SPR	SPR
3.35 RETAIL BUSINESS & CONSUMER SERVICE USES				
3.350 Retail establishments				
3.3500 Retail stores	N	SPR	SPR	SP*
3.3501 Convenience stores	N	SPR	SPR	SP*
3.3502 Grocery, bakery, deli, caterer	N	SPR	SPR	SPR*
3.351 Personal care establishments				
3.3510 Barber, beauty salon	N	SPR	SPR	SPR*
3.3502 Laundry/dry cleaning	N	SPR	SPR	SPR*
3.3503 Tailor, cobbler, etc.	N	SPR	SPR	SPR
3.352 Food & drink establishments				
3.3520 Class I restaurant/café	N	SPR	SPR	SPR*
3.3521 Class II bar/restaurant	N	SP	SP	N
3.3522 Class III drive-up restaurant	N	SP	N	N
3.353 Theater, motion picture house, bowling alley, dance hall, arcade or other indoor amusement or assembly use	N	SP	SP	N
3.354 Funeral home	SP	SPR	SP	SP
3.355 Studio/repair				
3.3550 Photography studio	N	SPR	SPR	SPR
3.3551 Appliance repair	N	SPR	SPR	SPR
3.356 Trades/repair shop	N	SPR	SP	SPR*
3.357 Veterinarian, kennel	N	SPR	N	SP*

* Special standards & conditions could apply.

<u>Use Category</u>	<u>R-G</u>	<u>COM</u>	<u>B-VC</u>	<u>B-N</u>
3.358 Office Uses				
3.358.0 Bank, loan agency, real estate, insurance or other business or professional office providing services to the public in person on the premises	N	SPR	SPR	SP*
3.358.1 Technical or professional office such as architect, lawyer, financial services, or similar office providing services predominantly by appointment to the public in person on the premises	N	SPR	SPR	SPR*
3.358.2 Administrative business office or similar business or professional office not providing services to the general public on the premises	N	SPR	SPR	SPR*
3.359 Medical/dental laboratory	N	SPR	SPR	SP*
3.360 Medical or dental center	N	SPR	SPR	SP*
3.361 Auction gallery	N	SPR	N	N
3.362 Artisan/craft shop	N	SPR	SPR	SPR*
3.37 RESEARCH & INDUSTRIAL USES				
3.370 Warehouse, storage building	N	SPR	N	N
3.371 Lumber yard, other open-air storage	N	SP	N	N
3.372 Research/Industrial				
3.3720 Research/testing facility	N	SPR	SP	SP*
3.3721 Light manufacturing, assembly, processing	N	SPR	SP	N
3.373 Manufacturing, assembly, processing	N	N	N	N
3.374 Quarrying rock or earth	N	N	N	N
3.375 Processing rock or earth	N	N	N	N
3.376 Radioactive waste storage & disposal	N	N	N	N
3.38 MOTOR VEHICLE RELATED USES				
3.380 Auto/truck rental	N	SPR	N	N
3.381 Filling station w/ sales	N	SPR	SP	N
3.382 Salvage yard w/ sales	N	SP	N	N
3.383 Car wash	N	SPR	N	N

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<u>Use Category</u>	<u>R-G</u>	<u>COM</u>	<u>B-VC</u>	<u>B-N</u>
3.384 Parking facilities				
3.3840 Commercial lot or garage	N	SP	SP	SP*
3.3841 Public lot or garage	N	SPR	SPR	SPR
3.385 Vehicle repair shop	N	SPR	SP	N
3.386 Vehicle sales	N	SPR	N	N
3.387 Vehicle parts store; no installation/repairs	N	SPR	SPR	SP*
3.388 Vehicle parts store; installation & repairs	N	SPR	N	N
3.389 Truck terminal	N	SP	N	N

* Special standards & conditions could apply.

Proposed Dimensional Regulations for the Neighborhood Business (B-N) District:

	<u>B-N</u>	<u>B-VC</u> (for comparison)
Basic Min. Lot Area	12,000^{ab}	15,000 ^b
Add'l Lot Area/Family	1,500^a	2,500 ^{ab}
Min. Frontage	100^b	100 ^b
Min. Front Setback ^a	10^a	10 ^a
Side/Rear Yards	10^{ae}	10 ^a
Building Coverage ^a (%)	35^a	35
Lot Coverage ^a (%)	65	70
Max. Floors ^a	3	3
Max. Height ^a	40	40

Standards & Conditions (general examples)

- 3.325 Mixed res./comm. use – dimensional footnote b. shall apply regarding residential density.
- 3.3270 Hotel/motel – Only hotels (lodging facilities with rooms on 2 or more floors) shall be permitted.
- 3.338 Private lodge or club – Define more closely (an established organization registered with the state, demonstrated charitable purpose, members in long standing, etc.)
- 3.3403 Transportation facility/depot – size limits (# vehicles) on private taxi or limo services
- 3.350 Retail establishments – size limit; no drive-through or walk-up facilities
- 3.351 Personal care establishments – size limits (sq. ft.)
- 3.3520 Class I restaurant/café – size limits (seats); no drive-through facilities; walk-up facilities permitted
- 3.356 Trades/repair shop – size (employees) & hours limits
- 3.357 Veterinarian, kennel – size limits (employees; # of animals); no overnight boarding
- 3.358 Office categories (services on premises) – size limits (employees); no drive-through facilities
- 3.359 Medical/dental laboratory – size limits (employees)
- 3.360 Medical or dental center – size limits (employees)
- 3.3720 Research/testing facility – size limits (employees)
- 3.3840 Commercial lot or garage – hours limits
- 3.3870 Vehicle parts store (no installation or repairs) – size (square footage, employees), limits on hours of operation.